

Planning \$ <u> </u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO.
FILE # <u>74/30</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1240 Gunnison

SUBDIVISION

FILING BLK LOT

OWNER City of Grand Junction

ADDRESS 1340 Gunnison

TELEPHONE 970/244/1542

APPLICANT Don Hobbs

ADDRESS 1340 Gunnison

TELEPHONE 970/244/1542

TAX SCHEDULE NO. 2945-132-00-945

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 527

SQ. FT. OF EXISTING BLDG(S) N/A

NO. OF DWELLING UNITS: BEFORE AFTER
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE N/A AFTER N/A
CONSTRUCTION

USE OF ALL EXISTING BLDGS Stadium

DESCRIPTION OF WORK & INTENDED USE: Souvenir Stands (2) & counter wall

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE P2

SETBACKS: FRONT: from Property Line (PL) or from center of ROW whichever is greater

SIDE: from PL REAR: from PL

MAXIMUM HEIGHT

MAXIMUM COVERAGE OF LOT BY STRUCTURES

LANDSCAPING/SCREENING REQUIRED: YES NO

PARKING REQUIREMENT:

SPECIAL CONDITIONS:

CENSUS TRACT 7 TRAFFIC ZONE 37 ANNEX

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Don Hobbs Date 2/29/00

Department Approval Santa Costello Date 2/29/00

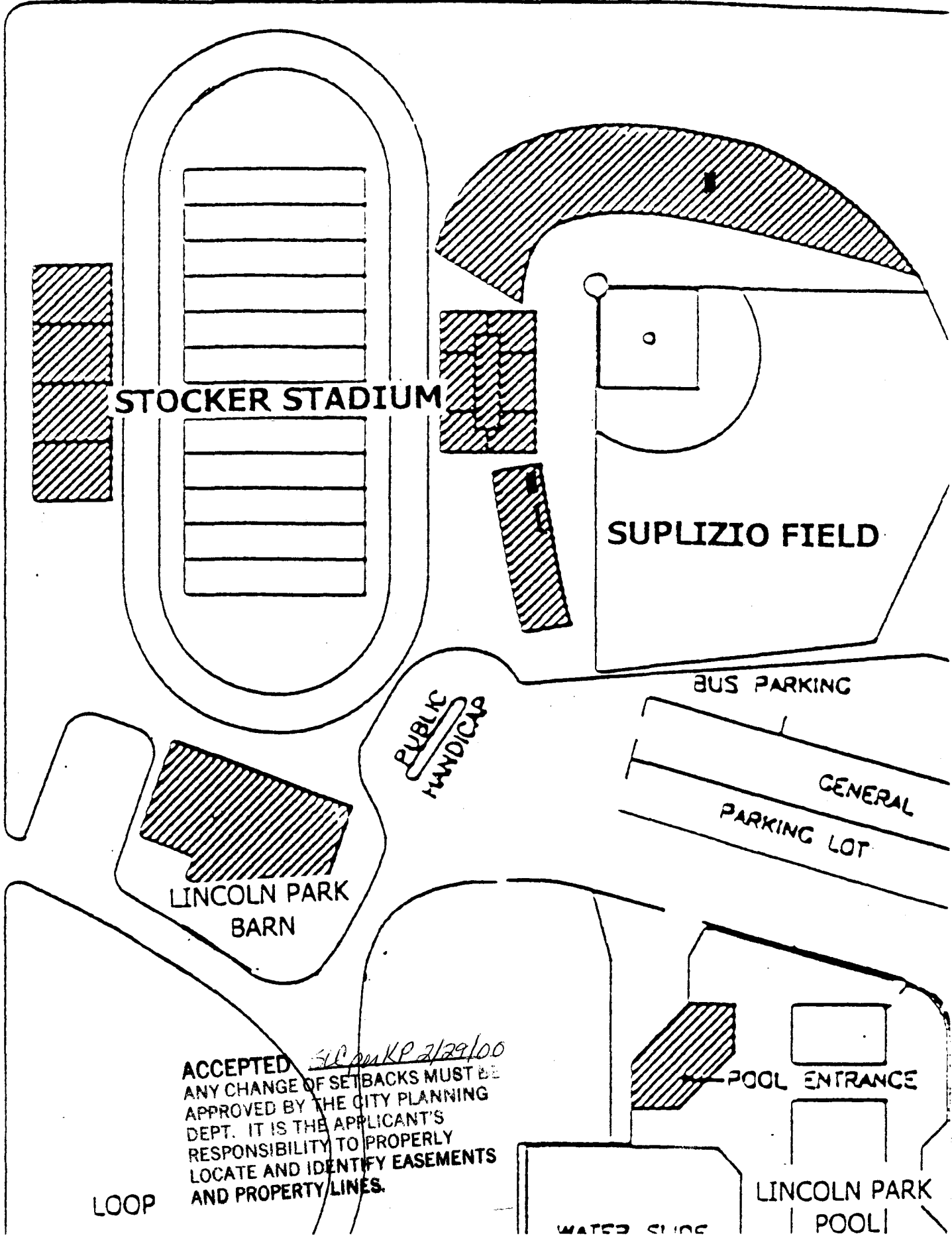
Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting <u>Williams</u>			Date <u>2-29-00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NORTH AVENUE

12TH STREET



STOCKER STADIUM

SUPLIZIO FIELD

BUS PARKING

PUBLIC HANDICAP

GENERAL

PARKING LOT

LINCOLN PARK BARN

POOL ENTRANCE

LINCOLN PARK POOL

WATER SLIDE

LOOP

ACCEPTED *SLP on KP 2/29/00*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.